

LAND BOARD AGENDA ITEM

February 17th, 2009

**SET MINIMUM BID FOR LAND BANKING PARCEL #304
BROADWATER COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: Parcel 304 – Lessee, Michael Huempfer, MCL Ranch

Location: Parcel 304 – The parcel is located in southeastern Broadwater County, twelve miles north of Three Forks.

Property Characteristics: Parcel 304 –Low value grazing land with very little recreational value due low productivity and open terrain.

Access: Parcel 304 - This parcel is entirely surrounded by private lands and is not legally accessible.

Agency Recommendation:

Based on appraised value, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
304	181	N/A	\$181,000	\$181,000	Common School
TOTAL				\$181,000	